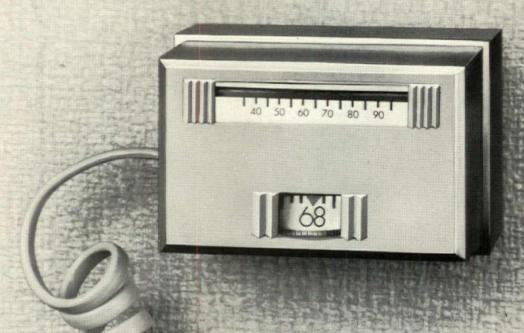
WISCONSIN JULY 1981 MULTI-FAMILY HOUSING ISSUE

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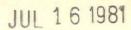
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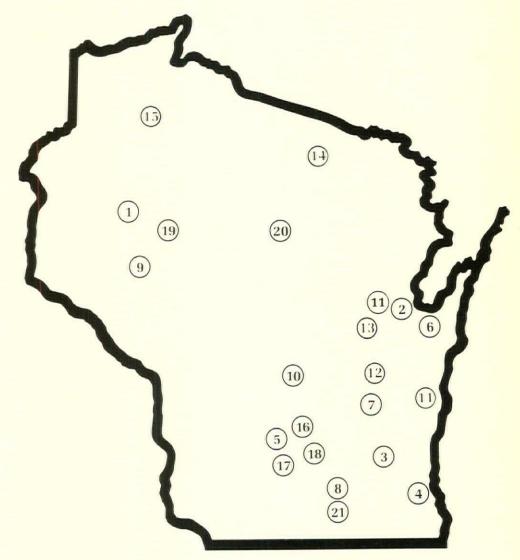
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By Mary LaCerte, AIA

Almost any current article concerning housing focuses on the outlook for the 1980's. Interestingly, despite the present slump in housing starts, the "80's" promises to be a "Golden Age" for housing.

In the 1980's, 13 million more Americans will reach the age of 30 than in the previous decade... and they will need housing. The Census Bureau estimates that by 1990 there will be 97 million households in the United States, compared with 67.5 million in 1970.

Housing is not confronted with the sole challenge of more housing. Accelerating energy and material costs, increasing land and development costs, and high interest rates and inflation also contribute to the challenges involved in responding to the need for more housing units in the years to come.

According to Barry A. Berkus. founder and president of Berkus Group Architects, "The single family detached home will be extinct as shelter produced by the merchant builder. In order to meet the social, economic and individual needs of our growing population, we will experience radical change in the shape of housing. We are going to see communal living on a much greater scale, boarding houses. shared mortgages, and many more multiple family dwellings. With this type of density, good design becomes critical in preventing overcrowding and dehumanization."

Architects must be cognizant of the changes in order that they may properly use their background, training, and expertise in assisting in providing the quality of design within budgetary constraint that will be necessary to satisfy this growing need for housing.

This issue of the Wisconsin Architect has been generated with a goal of making both the public and the architectural community aware of multiple-family projects which have incorporated good design. Architects have the ability to assist in defining the solutions to the problems relative to the increasing need for housing.



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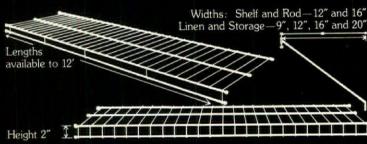
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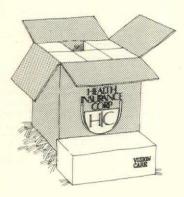
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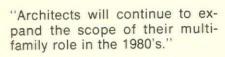
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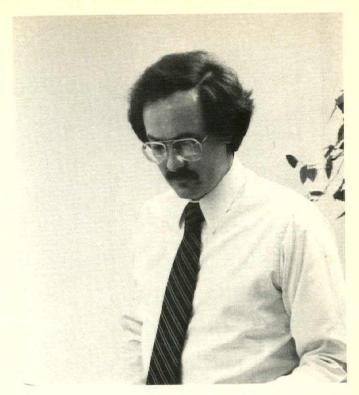
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ARCHITECTS: KEY TO MULTI-FAMILY DEVELOPMENT IN 80's



That's the opinion of Wisconsin Housing Finance Authority (WHFA) Architect, Jerry Sargent, who also sits on the Southwest WSA Chapter Housing Committee and has previous experience as a Housing Program Development Specialist for the City of Madison and as an architect for the U. S. Department of Housing and Urban Development. Sargent estimates he has assisted over 80 different architectural and engineering



firms with the design of government assisted housing projects in Iowa, Minnesota and Wisconsin.

In discussion for this article, Sargent referred to the forces of inflation, soaring interest rates, depletion of non-renewable energy resources, the exploding electronics technology, and shifting demographics as "creators of opportunity" which have reinforced the importance of architects in multi-family housing and rapidly expanded the alternatives to the traditional practice.

"The census bureau projects an increase of 15.7 million people in the 25 to 44 year old age group for the 1980's," says Sargent. These people are better educated and will be much more selective in their choice of housing than any previous population because they will have a greater variety of types of housing to choose from. Sophisticated housing developers recognize these conditions and they are teaming up with the most talented architectural firms to assure that their developments respond to the expectations of these buyers. The developers who do not utilize the best talent the architectural profession has to offer may not loose out entirely, but they'll certainly not have the competitive

edge they'll need to get good financing and fast sales.

Sargent believes this will be increasingly true in both conventional and government assisted housing. "Both delivery systems are reacting to the higher interest rates which mean greater risk. Financial institutions and government will have to look closer at all members of the development team in order to assess that risk. They are going to react more favorably if the development team includes an architectural firm that can demonstrate an understanding of all of the housing issues and can produce designs that respond to those issues."

"In addition, developers of government assisted projects frequently find they are closely scrutinized and occasionally opposed by residents living near their sites. Residents oppose conventional projects too, but they are sometimes biased against assisted housing." Sargent believes this bias is the result of news media concentration on a very small number of government assisted projects that have been either social or financial failures. "Certainly in cities like Newark, Chicago and St. Louis there have been dramatic failures."

He describes Wisconsin's Multifamily Housing Development Loan Program as producing just the opposite effects. "Projects financed by WHFA have consistently improved conditions in the communities where they were developed." Sargent believes that WHFA has achieved success because the administration has a balanced concern for the financial, managerial and architectural issues in housing. "WHFA has always recognized the importance of the architects involvement in the process and has demonstrated that recognition by employing licensed architects on its staff and by requiring developers to give special attention to the architects role in multifamily development."

Sargent has critiqued projects for conventional developers in Madison and finds that the most successful conventional developers also have a strong concern for the quality of their architectural services and usually retain architects who have specialized in housing design. "Regardless of whether a multi-family project is conventionally financed or government assisted, an architect doing multi-family projects should be a specialist in multifamily development or joint venture with another architect who is specializing in multi-family housing."

"The variables affecting multifamily housing are too many, too complex and changing too rapidly for the non-specialist. For example, Multi-Housing News recently reported that low rise builders had increased densities from 4 units per acre in 1979 to 8.4 units per acre in 1981. That kind of a change in density means the architect must give more attention to site planning and there is less margin for error."

"The types of ownership and the characteristics of the users appear to be changing almost as rapidly. Cooperatives may soon take off and eventually surpass condominiums as a major form of home ownership. The "second home" dream is giving way to time-sharing and the traditional "nuclear family" with a working father, homemaker mother and children has dwindled to 7% of the total "families". The frequency of change in quality and design of building products seems to be accelerating. Finally, the government forecasts that the cost of natural gas will double by 1985 and triple by 1990.

Sargent sees "accelerating change" in all facets of housing as "enhancing the architects position in the housing development team and expanding the scope of the profession's role". He feels this change and "a competitive marketplace" will enhance the architects position in the housing development team and believes more architects will

join developers in "Design/ Develop" ventures.

"The changes we're facing, particularly the cost and energy issues are critical. Architects will have increased opportunity because of these changes but will also have increased responsibility. We, as architects, will need to be more innovative and we will have to work in closer coordination with financiers, manufacturers, developers, property managers and consumers in order to assure successful development."



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Wind Meadows Community Wind Point, WI

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The owner acquired and started planning for the use of this 250acre site in 1962. The land is quite flat with some wooded areas. A large lagoon was built through the central portion of the site to drain the swamp areas, to allow the remaining land to be developed. A planned community was envisioned, containing: a shopping center, a community center, rental garden apartments, condominium townhouses, single family homes on cluster lots, and single family homes on estate sized lots. Through the use of planned-unit-development zoning, this land use was possible while still meeting the maximum density requirement of one dwelling per half acre. The owner was striving for a planned community representing the best of urban development concepts with an emphasis on open space planning, architectural innovations

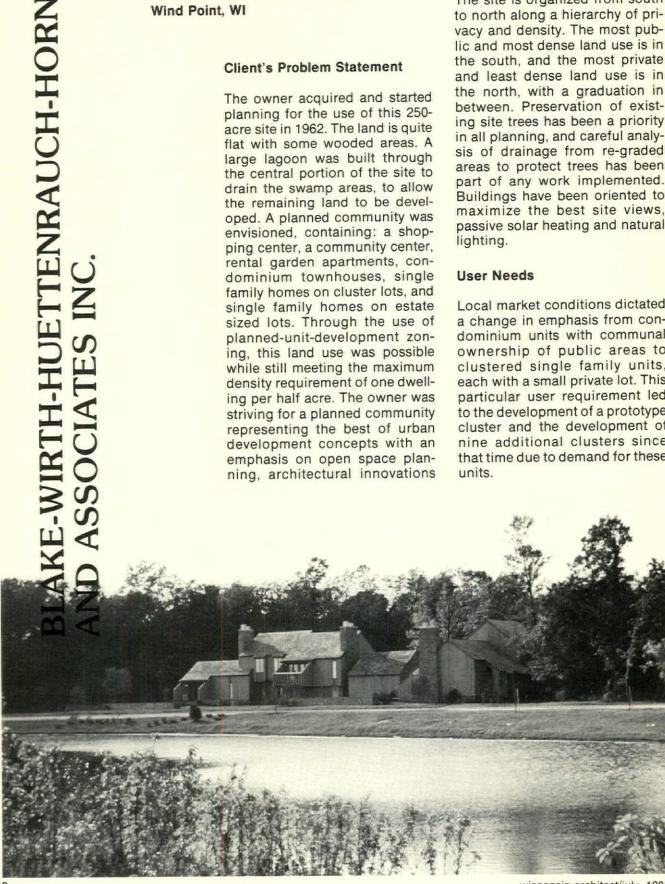
and a lifestyle designed to take full advantage of natural surroundings and community amenities.

Siting

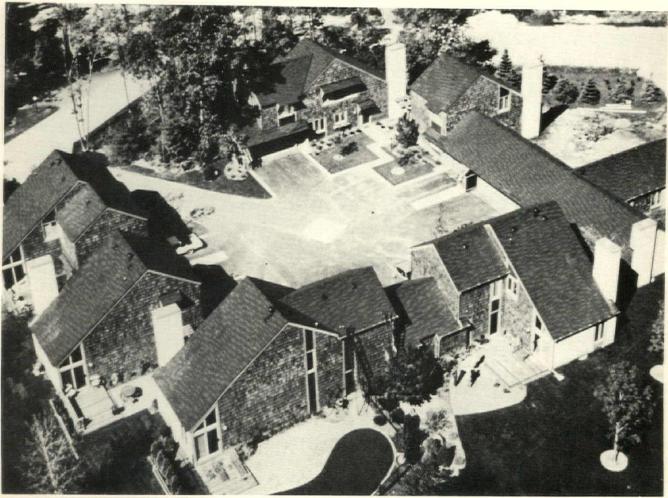
The site is organized from south to north along a hierarchy of privacy and density. The most public and most dense land use is in the south, and the most private and least dense land use is in the north, with a graduation in between. Preservation of existing site trees has been a priority in all planning, and careful analysis of drainage from re-graded areas to protect trees has been part of any work implemented. Buildings have been oriented to maximize the best site views, passive solar heating and natural lighting.

User Needs

Local market conditions dictated a change in emphasis from condominium units with communal ownership of public areas to clustered single family units, each with a small private lot. This particular user requirement led to the development of a prototype cluster and the development of nine additional clusters since that time due to demand for these









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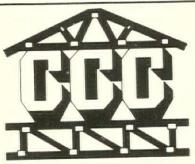
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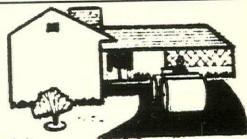
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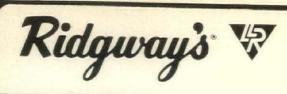
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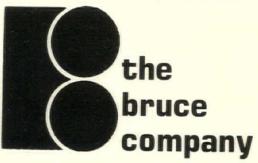
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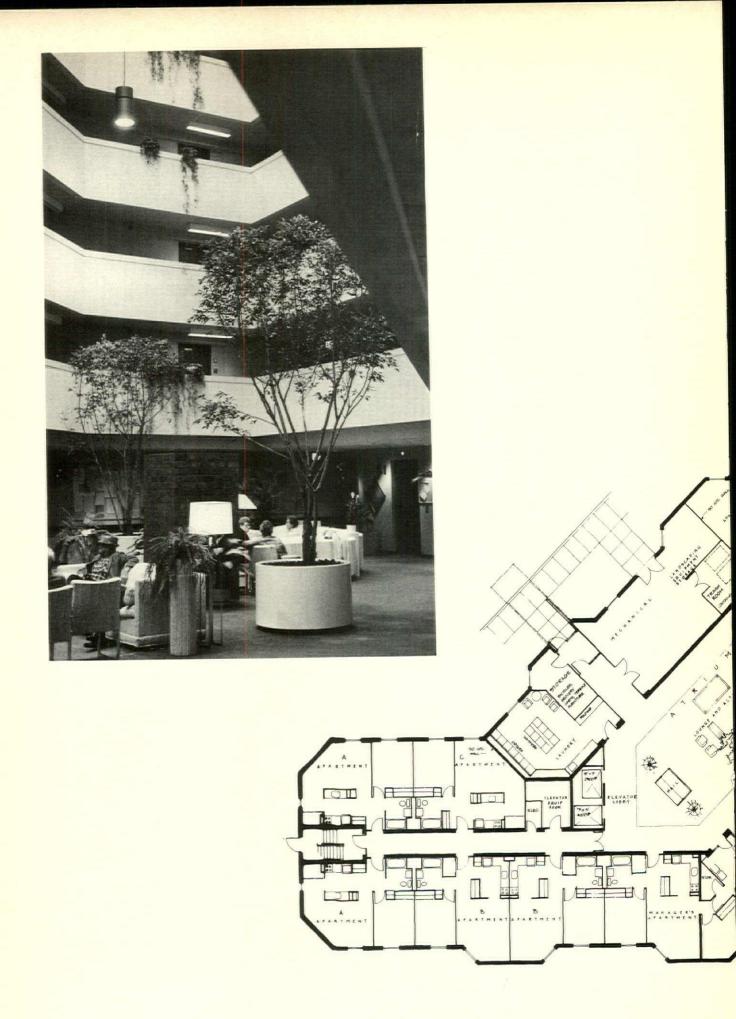
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Janesville Garden Court is a WHFA financed project containing 133 one-bedroom apartments designed specifically for the elderly. It is located on the edge of the downtown area and thereby promotes the concept of "community" as it relates to senior citizens as well as to make its contribution to the economic growth of the central business district.

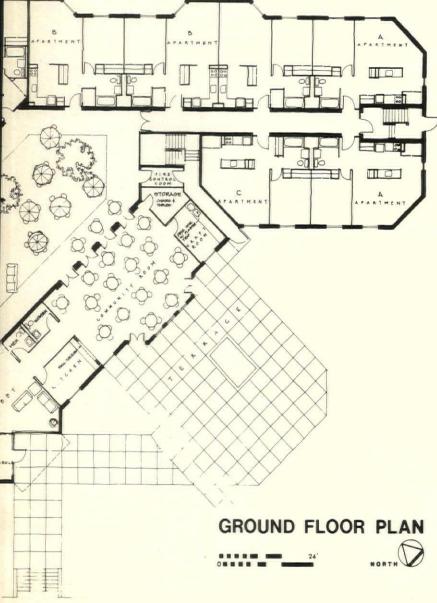
The building itself, although it is generously landscaped, is inward oriented around a seven-story, sky-lit atrium which serves as the social and architectural focal point for this smaller community. It is a space which encourages interaction among the tenants and acts to minimize the patterns of withdrawal and depression which are common among the elderly. The furniture.

SCHIPPOREIT INC. Chicago, IL

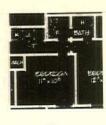
JANESVILLE GARDEN COURT Janesville, WI

plantings, and adjacent rooms meld with the atrium to form a kind of "back porch" environment that is a real moral builder, especially during the long winter.

An added benefit of the atrium type structure is that the residents provide their own, best possible, type of security because of the high visibility of the entrances, elevators and corridor system from most points within the building.



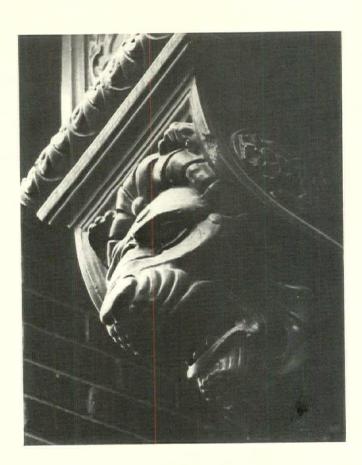




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STURGEON BLUFF APARTMENTS



Sturgeon Bluff is an elderly housing complex renovated from the former Wausau Hospital South. Situated on 4.32 acres of mature parklike landscaping, on a bluff overlooking the Wisconsin River, the project provides a pleasant environment for its new residents.

Hospital South, the principal part of which was built in 1922, was an ornate three to five story masonry structure with pouredin-place concrete floor construction, tile roofing and lions guarding the doors. 78 apartment units were renovated from the original building and 25 units were added in a new five story architecturally compatible addition.

Sturgeon Bluff contains more than 25 different floor plans, ranging in size from 530 square feet to 722 square feet for a one bedroom unit to 892 square feet for the two bedroom units. The meandering "S" Shape of the original structure created some exciting spaces within these units.

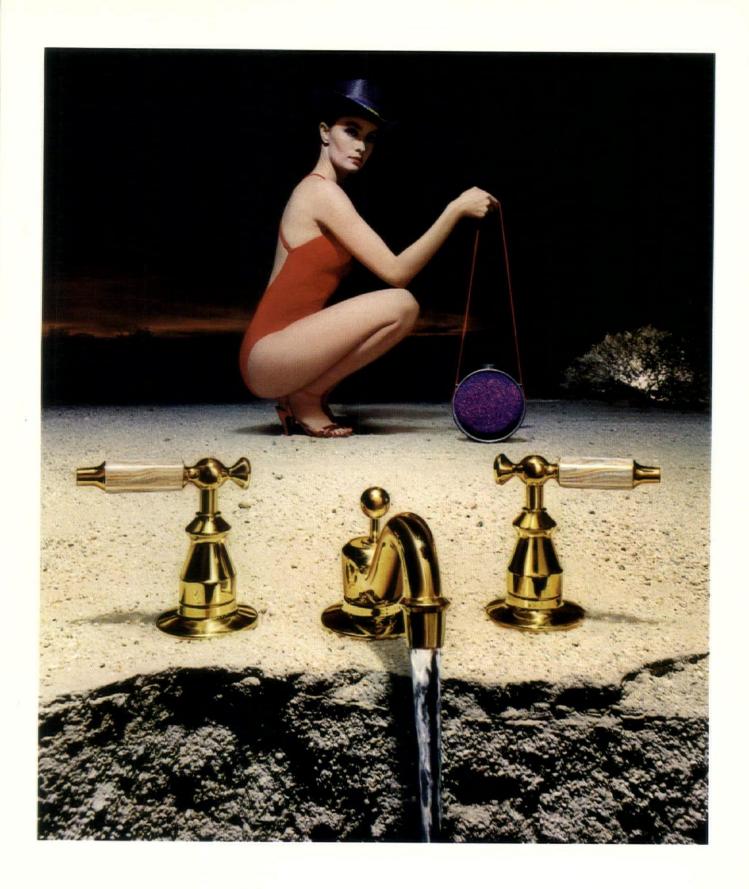
The interior of the building was completely renovated with the exception of certain ornate portions of the original tile entrance, an oval staircase and the vaulted lobby area. Bold colors of royal blue, orange, red and green, against stark white, give new life to the interior of an aging structure.





14

wisconsin architect/july, 1981





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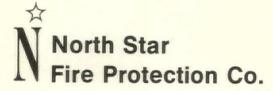
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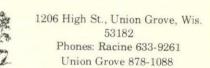


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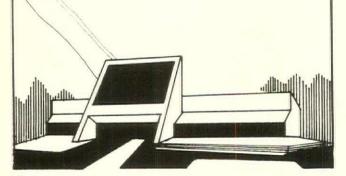
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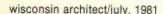
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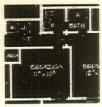
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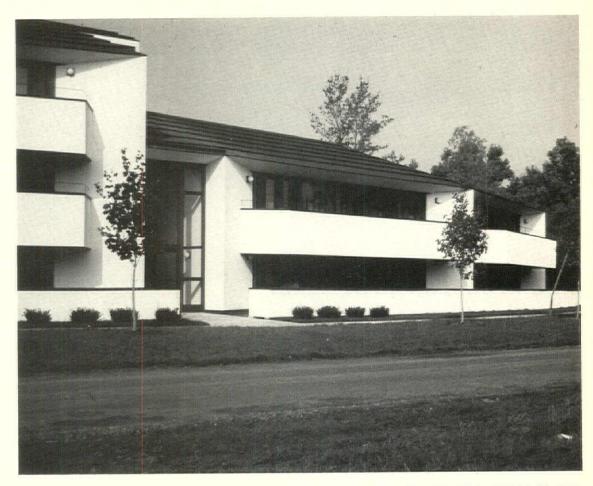
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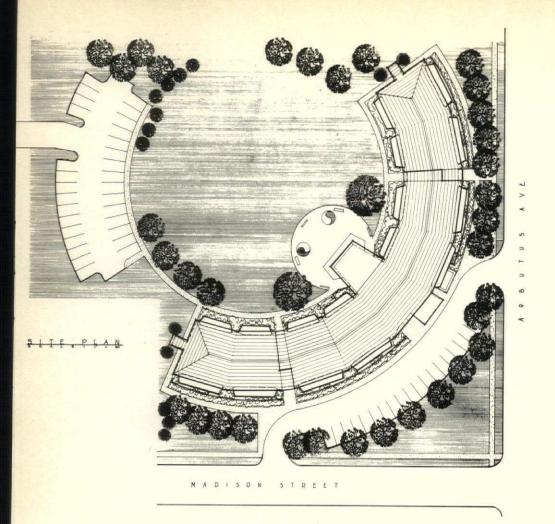
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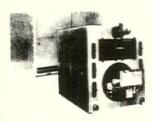
This building, eleven years later, is still serving the Owners very well and is one of the better managed projects in this area. The people living here are very satisfied and quite possessive about this building.

The Architect-Designer for this building was George W. Ehrich and the developer was Louis J. Barone, both now partners in the architectural firm Architects Group Limited.





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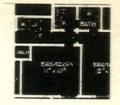
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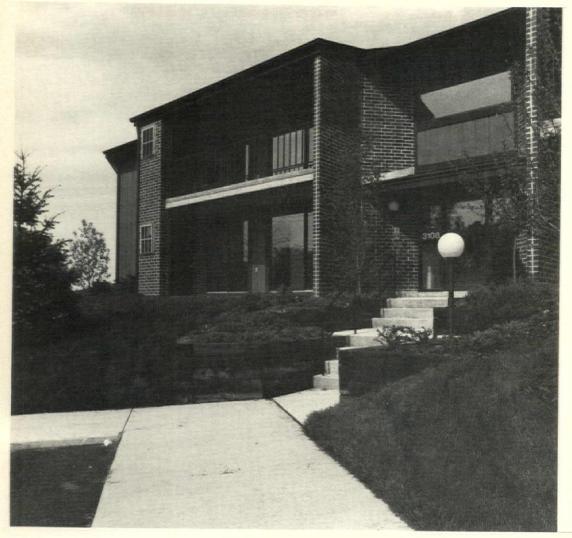
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Tax Incremental Financing

by The Public Expenditure Survey of Wisconsin

The Public Expenditure Survey of Wisconsin is a 41-year old nonpartisan nonprofit research organization which as a public service provides studies on governmental cost and taxes for local taxpayer associations, public affairs councils and the statewide Wisconsin Taxpayers Conference. They are an excellent resource on matters pertaining to governmental cost, taxes, and procedures.

INTRODUCTION

The use of Tax Incremental Financing (TIF) in Wisconsin for local rehabilitation projects and new industrial sites is growing in popularity. The following information may be useful in communities considering or implementing TIF projects.

SUMMARY OF TAX INCREMENTAL FINANCING

Tax Incremental Wisconsin's Finance (TIF) law was created in 1975 to help cities and villages rehabilitate blighted sections, improve business areas, and/or develop industrial sites. In general, tax incremental financing uses the increase in property tax revenues produced by a development project to finance public improvements, in or near a project. Under TIF, the tax revenue generated by the improved development is applied entirely to pay for such public improvements, either directly or by retiring the debt incurred by the municipality. When the cost of the public improvements has been recovered, the taxes revert to the appropriate taxing jurisdictions.

A TIF District is initially identified by the local Planning Commission after appropriate hearings. The District is formally created by resolution of the Council. The process is completed when the Council approves by resolution a specific plan for project development, which includes a listing of proposed public improvements and costs and an economic feasibility study.

Once a TIF District is created and a project development plan adopted by the Council, the existing total value of all taxable property in the district is officially determined by the local assessor and the Wisconsin Depart-

ment of Revenue. This amount becomes the base on which all taxing entities will be receiving property taxes over the life of the district. The aggregate value of all TIF Districts in a municipality may not exceed 5% of the total equalized value of the community.

As the development area matures, its actual value should increase, compared to the base. Tax revenue generated from this increased value is called the "tax increment", and is allocated directly and completely to a segregated municipal fund in order to pay for the public improvements and project-related costs. The key to tax incremental financing, therefore, is the difference between the assessed valuation of a project area at the beginning of a project, and the increase in valuation as a result of the development.

The TIF District is terminated when the costs are paid, when a predetermined expiration date is reached, or (by state law) 15 years after the last project expenditure, whichever comes first. All project expenditures must be completed within five years after the creation of a TIF District.

TIF revenues may be used to reimburse the municipality for land acquisition or write-down costs, capital costs for construction, public improvements, finance costs, and reasonable administrative costs. These anticipated project costs must be included in the adopted project plan for the TIF District.

The following individuals can be contacted for assistance in answering questions about the use of Tax Incremental Financing in Wisconsin: Mr. Tom Reardon, Community

Developmental Specialist Wisconsin Dept. of Development 123 West Washington Ave., Room 850 Madison, WI 53702 1-608-266-6675

TEN BASIC REQUIREMENTS FOR TAX INCREMENTAL FINANCING PROPOSALS

The following ten-point checklist may be helpful for evaluating local TIF proposals. It was developed by the Plan Commission of Madison. The Commission recommended that these basic requirements be met by all projects involving city assistance in private developments.

- Does it conform to the land use plan and objectives and policies for the municipality?
- 2. Is there sufficient need for the city's economic participation so that, without that assistance, there would be no project?
- 3. Does it conform to environmental standards used for the review of community development block grant projects?
- 4. Will there be sufficient increment? There are two alternate methods of determining sufficiency:
 - a. The estimated assessed value in the first year of normal operation is adequate to generate an increment equivalent to 100% of the cost of the project over 15 years.
 - b. The average estimated value over the maximum life or the TIF district is adequate to generate an increment equivalent to 125% of the project cost.

This requirement could be applied with some flexibility where there is public interest in seeing the development occur.

- 5. Is the municipality's investment protected through such safeguards as Performance Bonds, or other contractual mechanisms?
- 6. Will the developer retain ownership of the project for sufficient time to complete the project, stabilize its occupancy and establish the project's management?
- The developer should guarantee responsibility for appraisals, blight study, soil borings and similar necessary consultant studies if the development does not proceed. If it does proceed, these would become part of the project cost.
- 8. Has the developer described the project to the alderperson of the district in which the project is located? Has the developer described the project to neighborhood organizations in the affected area?
- Does the project demonstrate a probability of economic success?
- 10. Does the developer appear to be qualified to complete this project?

Recommended by Madison Plan Commission, February 12, 1979.

TAX INCREMENTAL FINANCING QUESTIONS AND ANSWERS

 Q: What is Tax Incremental Financing (TIF)?

A: Tax Incremental Financing is a tool to finance urban redevelopment projects by allowing cities and villages to utilize the taxes collected on the increase in the value of the taxable property resulting from the project (see diagram).

INSERT DIAGRAM

In effect, Tax Increment Financing spreads the cost of municipal development projects to all jurisdictions ultimately benefitting from the resulting property value increase.

2. Q: What is the intent of the TIF law?

A: According to the legislative declaration contained in the en-

actment, the purpose of the law is to create a viable procedure by which a city or village, through its own initiative and efforts, may finance public works and improvements envisioned under ss. 66.405, 66.425, 66.43, 66.431, 66.435 and 66.52, Wisconsin Statutes. Those cited sections include the urban redevelopment law, the blighted area law, the urban renewal law and the law relating to promotion of industry including use of industrial revenue bonding.

As stated in the declaration, the present system (before TIF) of distributing taxes on the improved property provides no incentive for a city or village to undertake the desired activities. The tax increment which accrues as the projects proceed is the financial incentive provided by the TIF law.

Q: What is a Tax Increment District and when can a TID be created?

A: The geographic area in a city or village that contains the Tax Increment Base and the Value Increment is called a Tax Increment District (TID).

A city council or village board can adopt a resolution creating a TID at any time after the appropriate public notices are published, the public hearing is held and the planning commission recommends the district boundaries. If the resolution is adopted prior to October 1, the district is created as of the preceding January 1. If the resolution is adopted on or after October 1, the district is created as of the succeeding January 1.

- 4. Q: What area can a TID include?
 - A: a) Any property that is 25% blighted by statutory definition, in need of redevelopment, or is suitable for industrial sites; and
 - b) It must be a contiguous geographical area; and
 - c) The amount of property in a new TID together with any existing TID's may not exceed 5% of the municipality's total equalized taxable property.
- 5. Q: What is a project plan?

A: A TIF project plan is a document that specifies all of the details of the project including the size, scope and nature of the TID, the project costs, anticipated revenues, planned construction projects and financial strategy. In a practical sense, the project plan is the key to a successful TIF program. It defines the parameters of timing, risk, costs and benefits for the program.

According to the TIF law, the project plan must be adopted by the city council within 6 months of the date on which the Department of Revenue certifies the base value of the district. Another significant issue concerning the timing of the project plan is that tax increments may not accrue until the year after the project plan is adopted. Therefore, even though the project plan is not required to be adopted until 6 months after the base is certified, it may be advantageous to adopt the plan earlier to avoid a delay in the availability of the tax increments.

6. Q: To what uses can tax increment monies be placed?

A: The tax increments may be expended for obligations incurred or expected to be incurred which are listed in the project plan as costs of public works or improvements to be undertaken within the TID. The costs which may be included in the project plan range from capital and financing expenses to professional service and organizational costs. In effect, tax increments may be expended for any of those costs which would arise out of the projects undertaken within the TID as long as those costs are listed in the project plan. There are also a limited number of project costs related to the TID but which arise out of projects undertaken outside of the TID which may be financed with tax increments. Tax increments may only be expended on those costs listed in the project plan. If more increments accrue than the costs in the project plan require, the extra increments must be returned to the appropriate taxing districts upon termination of the TID.

7. Q: Is TIF a tax freeze?

A: TIF does not freeze property values. Properties located with-

in a TID pay the same tax as properties of equal value located outside the TID. When a TID is created the Department of Revenue determines what is called the "base value," which is the total equalized value of taxable property within the TID at the time of its creation. This base value is held constant over the life of the TIF program. Taxes collected on the "base value" continue to be distributed to the city, county, school district and all other jurisdictions with taxing authority in the same manner that taxes would be distributed if there were no TID. The important point to remember is that a \$40,000 house within a TID pays the same total school and county tax as a \$40,000 house anywhere else in the school district and county.

8. Q: What effect does TIF have on other taxing districts?

A: Other taxing districts receive the same tax on the "base value" as they would if there was no TIF program. However, during the life of the TID, they do not receive the taxes (tax increments) which accrue on the increased value (value increment) in the district. It is extremely important to note that there is a provision in the law to hold the school district harmless. There is a special appropriation to adjust the school aids paid to those school districts which have a TID within their boundaries. The effect of the special appropriation is to increase the aids of the school district to replace the tax dollars raised on the "value increment".

The long last effect of TIF for all the affected taxing jurisdictions is to produce an increased tax base that will serve to reduce the incidence of tax on all property within the affected jurisdictions.

9. Q: Will rural taxpayers pay a disproportionate share of county and school taxes while the TIF program is in effect?

A: No. Although it is true that if the county, school district and others were not required to contribute toward project costs in a TID, they could collect less taxes, all taxpayers within the same jurisdiction, whether they are urban or rural, will pay the same proportionate share of the county and school district levy.

Reiterating a previous answer, all \$40,000 homes in the same taxing jurisdiction, whether they are in or out of a TID, in or out of a city or village, pay identical county and school taxes.

And once a TIF program is terminated, all other things being equal, the city or village containing the TID will have a larger share of the taxable property within the county and school district than before the TIF program was initiated. That municipality will be apportioned a larger percentage share of the county and school tax.

10. Q: What is the effect of TIF on State Aid Distributions?

A: In general, a TIF program will have little or no effect on the amount of state aid - General Property Tax Relief (GPTR) and Shared Revenues - that a municipality receives. The GPTR distribution is essentially unchanged by TIF. Changes in the Shared Revenue distribution will vary according to the characteristics of the municipality (per capita full value and tax rates). In any case, the effect is limited by the size of the TID (no more than 5% of full value) and the size of the tax increment relative to all taxes collected by the municipality.

Under certain circumstances, a municipality may experience a decrease in shared revenue payments because of the creation of a TID. This situation may occur in a municipality with a relatively high per capita full value whose TID has a substantial increase in value. A similar situation may occur in municipalities with a high local levy as a fraction of the levy for all purposes. Even in these cases, the change in aid payments will be small.

11. Q: How many TID's are there and in what cities?

A: There are 45 TID's in 27 different cities as of early 1979. Cities using TIF range from those as small as Cornell in Chippewa County to Milwaukee.

12. Q: Have existing TID's gained or lost value?

A: Every TID created which has been operating for a reasonable duration has gained value. The district in Green Bay has increased from approximately \$50 million to approximately \$85 million. The Brillion district has almost tripled from a base value of \$298,200 in 1976 to \$814,330 in 1978. State-wide, the value increment growth in TID's is approximately \$78,000,000 in just two years.

13. Q: How do federal programs fit with TIF?

A: TIF can work extremely well in conjunction with such federal programs as the Department of Housing and Urban Development's CDBG and UDAG. In fact, the kind of planning required by TIF will enable many communities in the state to prepare successful applications for those federal programs. Basically, TIF and these two federal programs as well as other state programs like the Housing and Neighborhood Conservation program are complimentary tools for downtown redevelopment or other development proj-

14. Q: How does TIF differ from federal grant-in-aid programs?

A: The major difference has far fewer rules and regulations compared to federal grant programs. TIF is very much a locally initiated, locally controlled, and locally administered funding tool. But to make the best use of TIF municipalities should formulate their own standards and criteria for evaluating TIF opportunities, so that community development goals are assured. Municipalities also have a similar responsibility to involve citizens and neighborhood organizations in both the establishment of TID's and preparations of project plans.

15. Q: What are TIF bonds and notes?

A: TIF bonds and notes are borrowing devices which are liabilities to the city or village as a TIF project cost. Their only unique feature is that they are designed to be financed by the future increment rather than being a general obligation of the city. TIF bonds and notes are moral obligation instruments and are not included in a municipality's debt limit.

For further information contact Public Expenditure Survey of Wisconsin (1-608-255-6767); WSA; or Wisconsin Department of Development (1-608-266-6675).



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Factory-built housing has established a recognized foothold in the evolutionary growth of the Housing Industry.

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- Component manufacturers are capable of custom design, not the "boxes" which have been associated with factory-built housing in the past.

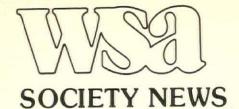
A recent example of this evolution is a duplex designed by Prisco, Duffy, and Associates, Ltd. and delivered and erected in Batavia, wisconsin architect/july, 1981

Illinois by Sterling Custom Homes Corporation of Fond du Lac, Wisconsin. The duplex was modeled after a neighboring 19th century home by the designer, and the details were well executed by Sterling.

Factory-built housing has developed from a lumberyard component shop into a highly technical supply industry, and will be given increasing consideration by the designers, builders, and investors of housing in the eighties.



Neighboring Building.



WSA HOUSING COMMITTEE In 1980, Richard Shutter, AIA, proposed to the WSA that a Housing Committee be formed. This suggestion was adopted by the WSA's Board of Directors and from all reports the WSA's Housing Committee is alive, well, and working.

The Housing Committee is chaired by Richard Shutter, and includes a representative of each of the four chapters. Modesto Tavarez, AlA, of Madison, Ron Hansche, AlA, of Oshkosh, Mary A. LaCerte, AlA, of Wausau, and Ed Osborne, AlA, of Mllwaukee are the members of the State Housing Committee. In turn, each of these individuals has established a Chapter Housing Committee.

What are the State Committee and the Chapter Housing Committees doing?? Among the activities currently underway is the preparation of a slide show for presentation to groups as a means of achieving the goal of improving architectural design relative to multi-family housing. Additionally, both the State and Chapter Committees were involved in pulling together all the materials relative to Housing that are including in this months issue of the Wisconsin Architect. The distribution of this issue of the Wisconsin Architect has been expanded to include developers and Housing Authorities throughout Wisconsin.

Where is the Housing Committee going?? Items under consideration include increased input into building codes relative to most multifamily housing; preparation of a talk to supplement the forthcoming slide show; presentation at local and regional home product shows; liaison with public agencies involved in multiple family housing financing; and an effort to promote public awareness of good design as an integral part of multiple family housing projects.

For architects who are interested in associating with either the State or Chapter Housing Committees, contact any of the above individuals or the WSA office.

THANKS VAL A true story.

Val Schute, AIA, of V. J. Schute Associates of La Crosse was contacted by a potential advertiser for the Wisconsin Architect who wanted some feedback from a member regarding the advisability of advertising. Val highly recommended the Wisconsin Architect and the ad was sold.

The sale of exhibit space at the WSA Convention and advertisements for the Wisconsin Architect provide outside income to the WSA which allows for substantial services while keeping membership dues down. You can help in this effort by thanking those companies who buy booths at the convention or advertise in the Wisconsin Architect. You can also recommend to representatives of suppliers who contact you that they obtain additional information regarding the Convention and Wisconsin Architect as a tool for communicating with the architectural community and Wisconsin.

Thanks Val!

CONGRATULATIONS GORDON



Congratulations are in order for Gordon Orr, FAIA, for his efforts in coordinating and conducting the day and one half Frank Lloyd Wright and Wisconsin's Prairie School Bus Tour on the Thursday and Friday immediately following the AIA National Convention. Approximately 35 architects from throughout the world participated in the tour which included stops in Owatonna, LaCrosse, Richland Center, Spring Green, and Madison. Participants in the tour were extremely pleased and express their thanks to the WSA for coordinating this event. As with any venture of this magnitude, there was one snag . . . Harry Schroeder, AIA, was not home when the tour stopped unexpectedly at his home for a beer break.

1981 FALL WORKSHOP

Mark your calendar for the WSA Fall Workshop which will be held on October 9 and 10, 1981. This year's program will be held at Devils Head Lodge. Doug Smith, AIA, Fall Workshop Chairman, reports that detailed programs and registration forms will be mailed to all members at a later date.

BROSHAR ELECTED AIA PRESIDENT-ELECT

Robert Broshar, FAIA, of Waterloo, Iowa has been elected AIA First Vice President-President-Elect at the recently completed AIA Convention. Broshar's credentials include years of service to the AIA and the architectural community. The Wisconsin delegation at the AIA Convention enthusiastically supported Broshar and is pleased with his election.

THE GREAT DEBATE

In one of the more spectacular promotional efforts ever undertaken, the Wisconsin Architect offered a free subscription to the member who could identify the six people shown in the photograph on page 52 of the May issue. Having been inundated with responses, the field of potential winners has been narrowed to two individuals i.e. Maynard Meyer, FAIA and George Zitka. The deliberation by the judges has come to a halt over their failure to properly identify the individual in the photograph on the far righthand side. Meyer claims that it is Emil Klinger and Zitka claims that it is Mr. Gronmeyer. The first place prize is being held in escrow pending a resolution of this dilema. Further reports on this controversy to follow.

PAOLO SOLERI IN MILWAUKEE

On July 22, Paolo Soleri will appear in Milwaukee and present a program at UW-M from 7:30 to 9:00 p.m. This presentation will be underwritten by the Wisconsin Society of Architects.

Paolo Soleri was born in Turrin, Italy and received his doctor of Architecture degree in Italy. He has lived and worked in Arizona since 1956. Mr. Soleri is an architect, philosopher, and craftsman. He has become known throughout the world for his innovative urban designs, called arcologies, and for his ceramic and metal windbells and sculptures.

This evening program is open to all members of the architectural community, as well as the general public. For further information contact the WSA office.

MEMBERSHIP ACTIONS

RICHARD FENNER, was approved for Associate Membership in the Northeast Chapter.

GREGG F. GOSSENS, was approved for Associate Membership in the Northeast Chapter.

JOHN M. HOWELL, AIA, was approved for AIA Membership in the Southwest Chapter.

MICHAEL E. JEFFERS, AIA, was approved for AIA Membership in the Southwest Chapter.

TODD M. JOHNSON, was approved for Associate Membership in the Southeast Chapter.

MICHAEL METCALF, AIA, was approved for AIA Membership in the Northwest Chapter.

ROBERT M. PHIPPEN, was approved for Associate Membership in the Northeast Chapter.

GAGE M. TAYLOR, was approved for Emeritus Membership in the Northeast Chapter.

T. DANIEL THOMPSON, AIA, was approved for AIA Membership in the Southeast Chapter.

DEBRAH VANDER HEIDEN, was approved for Associate Membership in the Southeast Chapter.

MARK R. ZINGG, was approved for Associate Membership in the Southwest Chapter.

PROMOTING ARCHITECTURE

The following letter is indicative of the type of response generated from administrators of Hospitals, Clinics, and Nursing Homes who received the May issue of the Wisconsin Architect. The Editorial Board of the Wisconsin Architect is currently formulating the themes for 1982. If you have any ideas for a theme which may be of interest to the profession and to potential users of the profession, contact Eric Englund at the WSA office or any member of the Wisconsin Architect Editorial Board.



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BERNARD J. SCHLUETER, President

May 26, 1981

Mr. Walter E. Zoller, President Wisconsin Society of Architects 615 East Washington Avenue Madison, WI 53703

Dear Mr. Zoller:

I have just received and read your complementary copy of WISCONSIN ARCHITECT. We only recently completed Phase I of our anticipated 3-phase construction program, so much of the material was pertinent to our current interests.

Berners, Schober and Kilp of Green Bay designed our Phase I project and has worked with us on a number of smaller programs. We have been pleased with their services in each instance. We're happy that we selected a Wisconsin firm.

Sincerely,

Bernard Liliule &

President

CC: Mr. Len Schober
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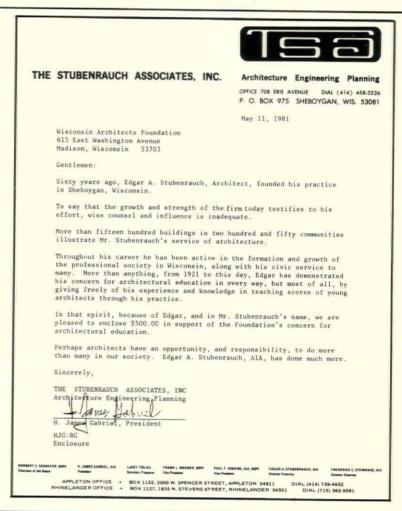
PEOPLE AND PLACES

JAY MCLEAN, AIA, has been appointed to the DILHR Project Committee for automatic sprinkler systems. This committee will review, analyze and update the administrative rules of the Building Code pertaining to automatic sprinkler systems.

RICHARD BLAKE, FAIA, has been appointed to the Milwaukee County ad hoc committee to study and recommend procedures for procuring A/E services.

JEROLD W. DOMMER, AIA, President of The Durrant Group Inc., is pleased to announce the move and consolidation of their Wisconsin operations into a new office facility in Madison, Wisconsin. Founded in Wisconsin in 1933, the firm is now among the top 500 architectural and engineering firms in the country as published in 1980 by the Engineering News Record. The Durrant Group Inc. and its family of companies; Durrant Architects Inc., Durrant Engineers Inc. and Durrant Construction Management have a total staff of 110 professionals and the move into their new facility will bring their Madison staff employment to over 50 people.

WAF REPORT



AIA LAPEL PIN

The WSA office has discovered the source for AIA Lapel Pins. You can put the bird on the lapel of your favorite suit (or anywhere else for that matter) by calling Karen or Sue at the WSA office in placing an order. These pins are only available to AIA members at a cost of \$5.00.

Promote architecture and AIA by displaying one of these pins.

WISCONSIN ARCHITECT NEWSGRAM Changing offices or jobs? Have you or a partner been promoted or given a special award? A new project?

TELL US AND WE'LL TELL YOUR COLLEAGUES! Please answer these questions about the news event you are report-

ing and mail this form to: Eric Englund, c/o WSA, 615 E. Washington

Ave., Madison, WI 53703.

WHO?

WHAT?

WHEN?

WHERE?

WHY?

CAN YOU GIVE US THE NAME OF A PERSON TO CONTACT AND A TELEPHONE NUMBER IF WE HAVE MORE QUESTIONS ABOUT THIS NEWS HAPPENING?

PHONE:

NAME:

Do you have a suggestion for a Wisconsin Architect article?

SUBMITTAL FORMS

Several of the forms used by the Bureau of Buildings and Structures are periodically revised, usually due to changes in the fee schedule. Users of these forms should request a reasonable supply of current forms and discard outdated copies in their possession. The form numbers and latest revisions dates are indicated below:

Plans Approval Application SBD-118 (9/80)
Permission to Start Construction SB-198 (8/80)
Petition for Modification SB-8 (8/80)
Fire Department Position Statement SB-8A (2/77)

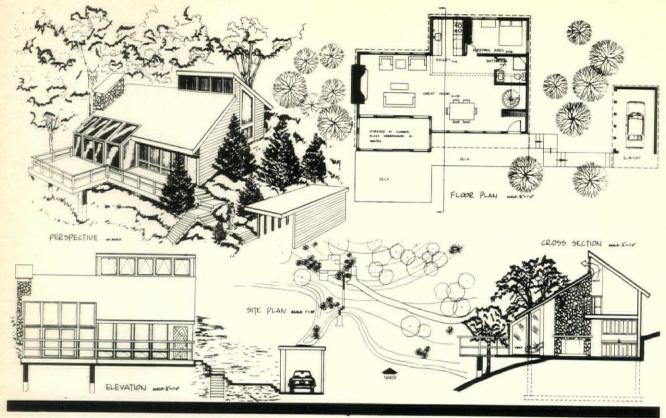
(NOTE: An SB-8A Position Statement is required for all petitions of rules in which the fire chief may have an interest. Action on the petition request will be delayed until the statement is received.)

SAFETY AND BUILDING DIVISION OPERATIONS AND DIRECTORY The Bureau of Plumbing has moved to the State Office Building (GEF 1) at 201 East Washington Avenue, Room 178. Current procedures requiring separate applications for plumbing and building plan approval are still in effect. Code Development operations are now located in the Safety and Buildings Division Office, Room 101 in the GEF 1 building.

Telephone calls may be placed to all Bureaus and Sections through the Safety and Buildings Division receptionist number 608/266-3151. Calls may also be placed direct to the Bureau and Section numbers listed below:

267-7843 Buildings and Structure 266-1542 Code Development 266-3815 Plumbing Technical Services: 266-7548 Boiler Safety 266-3064 **Electrical Code** 267-9606 Elevator Safety 266-1748 Light Building Construction (One and Two Family Dwellings)

THANK YOU: Eric Englund



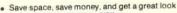
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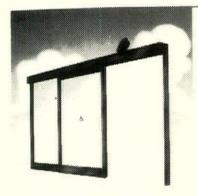
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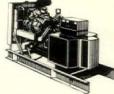
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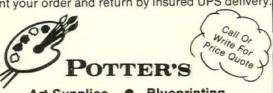
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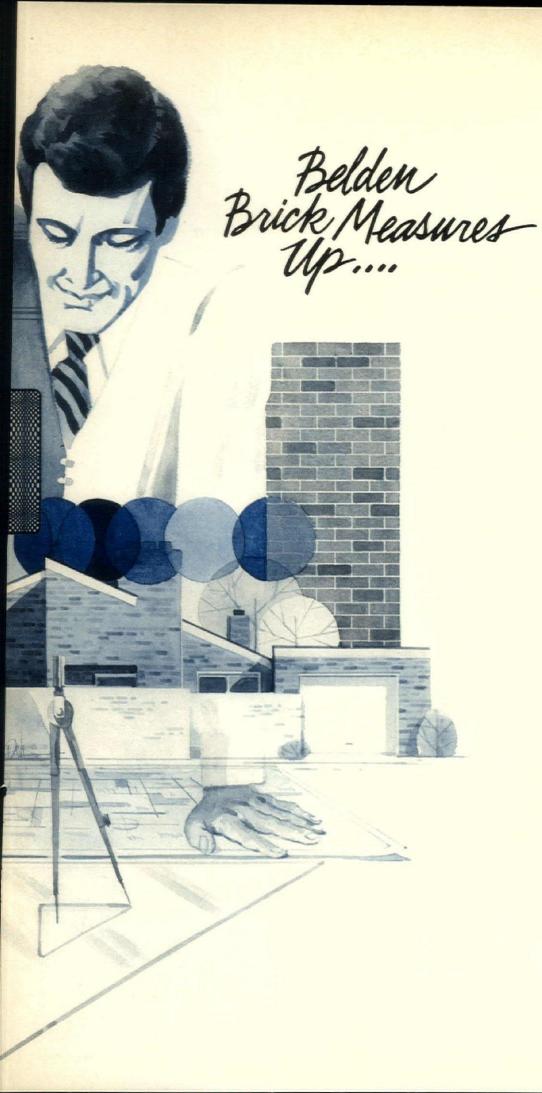
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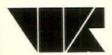


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